

Staff Report

City of Loma Linda

From the Department of Community Development

PLANNING COMMISSION MEETING OF MARCH 1, 2006

TO: PLANNING COMMISSION

FROM: DEBORAH WOLDRUFF, AICP, DIRECTOR,
COMMUNITY DEVELOPMENT DEPARTMENT

SUBJECT: PRECISE PLAN OF DESIGN (PPD) NO. 06-01/MINOR DEVIATION NO. 06-01

SUMMARY

The proposal is a request to construct a new 2,800 square-foot duplex with a 400 square-foot attached garage area on a 0.14-acre lot located at 11059 San Juan Street. A Minor Deviation is also included as part of the request. The project's current General Plan land use designation is High-Density Residential (11-20 dwelling units per acre) and is also located within the Two-Family Residence Zone (R-2). (See Attachment A, Site Location Map)

RECOMMENDATION

The recommendation is that the Planning Commission approve Precise Plan Design (PPD) No. 06-01 and the Minor Deviation No. 06-01 based on the Findings and subject to the attached Conditions of Approval (Attachment B).

PERTINENT DATA

Property Owner/Applicant:	Benny Hau and Johnny Kaloshian
General Plan/Zoning:	High Density Residential/Two-Family Residence (R-2)
Site:	A 0.14-acre rectangular site
Topography:	Flat
Vegetation:	Natural vegetation with perimeter trees
Special Features:	N/A

BACKGROUND AND EXISTING SETTING

Background

The application was submitted to the Community Development Department on January 11, 2006. The project was reviewed and deemed complete by the Administrative Review Committee (ARC) on January 17, 2006. Approval of a Minor Deviation was also requested to reduce the minimum required vehicle backup dimension from 24-feet to 22.25-feet.

According to Data Quick records, a previous 1,391 square-foot structure existed on this parcel and was subsequently demolished due to an immediate threat to public health and safety. Although the structure was built in the 1920's, the Community Development Director deemed that the structure was a dangerous condition. Pursuant to Loma Linda Municipal Code (LLMC), Chapter 17.80 (Historic Preservation), on October 20, 2005 the applicant was issued a permit to demolish the structure and demolition was completed on November 3, 2005.

Existing Setting

The 0.14-acre (6,098 square-foot) lot is located at 11059 San Juan Street, on the east side between University Avenue and Stewart Street. The surrounding area is predominantly developed with a mix of residential uses that date back to the 1920's and prior. Currently the site is clear of structures and vegetation.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STATUS

The construction of the new duplex is exempt from CEQA pursuant to the CEQA Guidelines § 15303(b), which provides a Class 3 Categorical Exemption for new construction of up to six dwelling units in urbanized areas.

ANALYSIS

Project Description

A two-story duplex structure will be constructed and have a combined area of 3,178 square-feet and a total of five off-street parking spaces. The current architectural style of the surrounding neighborhood is a mix of traditional residential styles with some structures dating back to the early 1920's. The applicant proposes a French-style architecture with accents enhancing a more modern contemporary design. A stone veneer is proposed on the front (west elevation) and side (north elevation) exteriors of the building. Warm earth tones and a brown composition tile roof compliment the style of the structure. The two-bedroom, two and one half bathroom units have an open floor plan that yields approximately 1,400 square feet per unit.

The Parking Regulations require a minimum of 24 feet for the backup area in front of a garage. The proposed layout of the site does not meet this requirement. The approval of a Minor Deviation is required. In effect, a Minor Deviation is a variance of less than 15 percent from yard, setback, or open space requirements. Approval of the Minor Deviation request is appropriate in this instance because the existing lot width is substandard. According to

LLMC, Chapter 17.36 the minimum lot width in the R-2 zone is 65-feet, and the existing lot width is 48.5-feet; therefore, the proposed deviation will result in a reduction of less than ten percent to the minimum dimensional requirement for the vehicle back up area (LLMC Chapter 17.30.080). The preceding shall serve as the findings for the Minor Deviation request.

Precise Plan of Design (PPD) Findings

According to LLMC Section 17.30.290, Precise Plan of Design, Application Procedure, PPD applications shall be processed using the procedure for a variance (as outlined in LLMC Section 17.30.030 through 17.30.060) but excluding the grounds (or findings). As such, no specific findings are required. However, LLMC Section 17.30.280, states the following:

"If a PPD would substantially depreciate property values in the vicinity or would unreasonably interfere with the use or enjoyment of property in the vicinity by the occupants thereof for lawful purposes or would adversely affect the public peace, health, safety or general welfare to a degree greater than that generally permitted by this title, such plan shall be rejected or shall be so modified or conditioned before adoption as to remove the said objections."

CONCLUSION

All elements of the project are consistent with the existing and draft General Plan. The project is also in compliance with the R-2 zoning regulations with the exception of the Minor Deviation request. The applicant has worked closely with the Planning staff and has made every effort possible to provide the most appropriate layout, design, and architecture for this project.

The project is eligible for Class 3 Categorical Exemption from CEQA pursuant to the CEQA Guidelines Sections 15303.

Respectfully submitted,

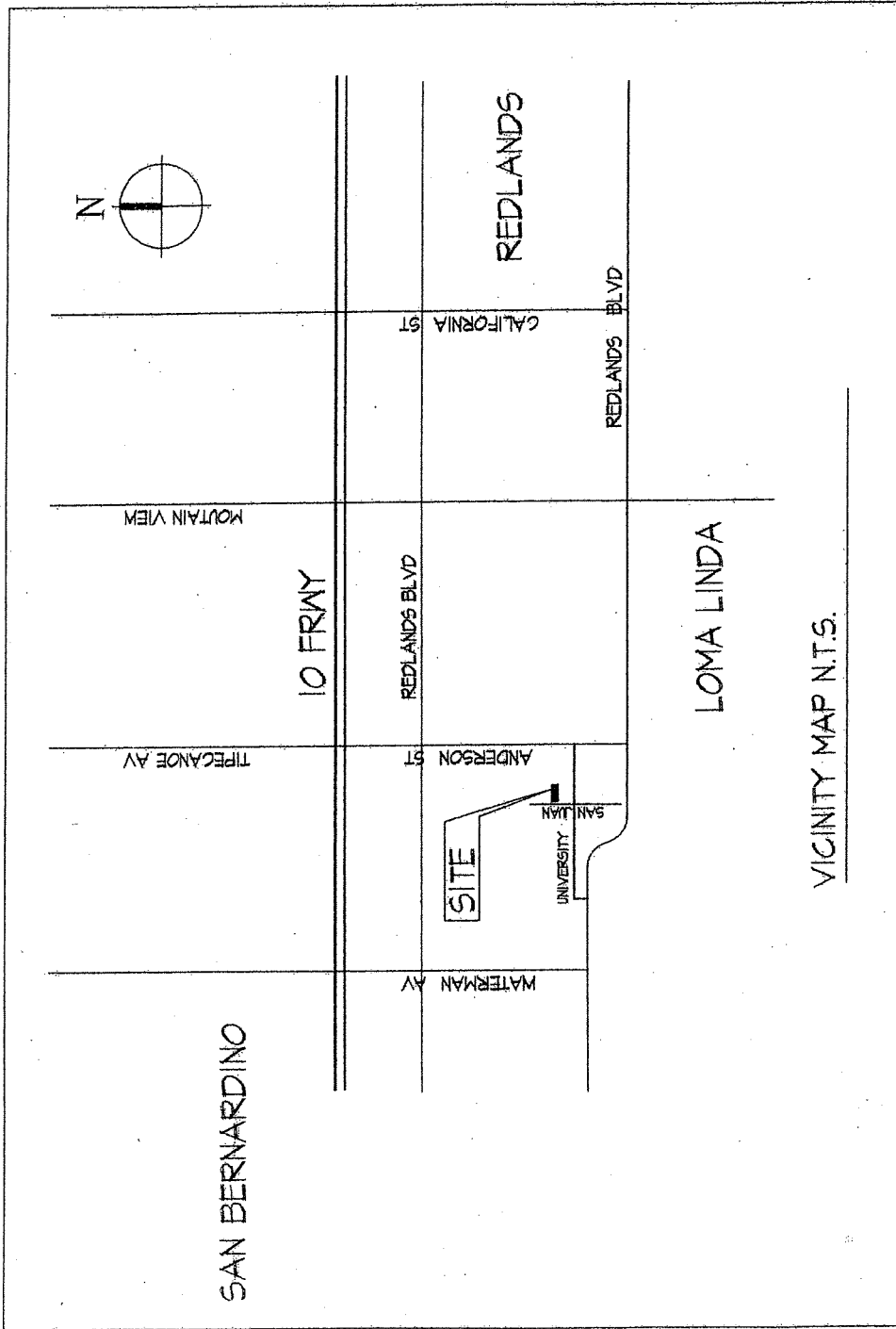


Julie Lamoureux
Planning Intern

ATTACHMENTS

- A. Site Location Map
- B. Conditions of Approval
- C. Project Plans

SITE LOCATION MAP



**Vacinity Map for
PPD No. 06-01 and MD No. 06-01**

ATTACHMENT 2

CONDITIONS OF APPROVAL

**CONDITIONS OF APPROVAL
PRECISE PLAN OF DESIGN (PPD) NO. 06-01
MARCH 1, 2006**

COMMUNITY DEVELOPMENT DEPARTMENT

General

1. Within one year of this approval, the Precise Plan of Design shall be exercised by substantial construction or the permit/approval shall become null and void. In addition, if after commencement of construction, work is discontinued for a period of one year, the permit/approval shall become null and void.

PROJECT:

EXPIRATION DATE:

Precise Plan of Design (PPD) No. 06-01

March 1, 2007

2. The review authority may, upon application being filed 30 days prior to the expiration date and for good cause, grant a one-time extension not to exceed 12 months. The review authority shall ensure that the project complies with all current Development Code provisions.
3. In the event that this approval is legally challenged, the City will promptly notify the applicant of any claim or action and will cooperate fully in the defense of the matter. Once notified, the applicant agrees to defend, indemnify, and hold harmless the City, Redevelopment Agency (RDA), their affiliates officers, agents and employees from any claim, action or proceeding against the City of Loma Linda. The applicant further agrees to reimburse the City and RDA of any costs and attorneys' fees, which the City or RDA may be required by a court to pay as a result of such action, but such participation shall not relieve applicant of his or her obligation under this condition.
4. Construction shall be in substantial conformance with the plan(s) approved by the Planning Commission. Minor modification to the plan(s) shall be subject to approval by the Director through a minor administrative variation process. Any modification that exceeds 10% of the following allowable measurable design/site considerations shall require the refilling of the original application and a subsequent hearing by the appropriate hearing review authority if applicable:
 - a. On-site circulation and parking, loading and landscaping;
 - b. Placement and/or height of walls, fence and structures;
 - c. Reconfiguration of architectural features, including colors, and/or modification of finished materials that do not alter or compromise the previously approved theme; and,
 - d. A reduction in density or intensity of a developmental project.

5. No vacant, relocated, altered, repaired or hereafter erected structure shall be occupied or no change of use of land or structure(s) shall be inaugurated, or no new business commenced as authorized by this permit until a Certificate of Occupancy has been issued by the Building Division. A Temporary Certificate of Occupancy may be issued by the Building Division subject to the conditions imposed on the use, provided that a deposit is filed with the Community Development Department prior to the issuance of the Certificate, if necessary. The deposit or security shall guarantee the faithful performance and completion of all terms, conditions, and performance standards imposed on the intended use by this permit.
6. This permit or approval is subject to all the applicable provisions of the Loma Linda Municipal Code, Title 17 in effect at the time of approval, and includes development standards and requirements relating to: dust and dirt control during construction and grading activities; emission control of fumes, vapors, gases, and noise control; odor control; screening; signs, off-street parking and off-street transformers, boxes, ducts or meter cabinets shall be architecturally screened by wall or structural element, blending with the building design and include landscaping when on the ground.
7. During construction of the site, the project shall comply with Section 9.20 (Prohibited Noises) of the Loma Linda Municipal Code and due to the sensitive receptors on-site and in the surrounding neighborhoods, construction activities shall be further restricted to cease between the hours of 6:00 p.m. to 7:00 a.m.
8. The applicant shall implement SCAQMD Rule 403 and standard construction practices during all operations capable of generating fugitive dust, which will include but not be limited to the use of best available control measures and reasonably available control measures such as:
 - a. Water active grading areas and staging areas at least twice daily as needed;
 - b. Ensure spray bars on all processing equipment are in good operating condition;
 - c. Apply water or soil stabilizers to form curst on inactive construction areas and unpaved work areas;
 - d. Suspend grading activities when wind gusts exceed 25 mph;
 - e. Sweep public paved roads if visible soil material is carried off-site;
 - f. Enforce on-site speed limits on unpaved surface to 15 mph; and,
 - g. Discontinue construction activities during Stage 1 smog episodes.
9. The applicant shall provide infrastructure for the Loma Linda Connected Community Program, which includes providing a technologically enabled development that includes coaxial, cable, and fiber optic to all outlets in each unit of the development (including custom single-family residences). Plans for the

location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.

10. In lieu of the affordable housing requirement, the project is subject to an approved Development Agreement between the applicant and the City of Loma Linda Redevelopment Agency. No construction or building permits shall be issued pending the approval of the Development Agreement.
11. All construction activities shall cease if historic and/or archaeological resources are discovered during grading and/or excavation and removal of the existing foundation materials until a qualified archaeologist is called to the site to complete an evaluation of site and said resources.

FIRE DEPARTMENT

12. All construction shall meet the requirements of the editions of the Uniform Building Code (UBC) and the Uniform Fire Code (UFC) as adopted and amended by the City of Loma Linda and legally in effect at the time of issuance of building permit.
13. Pursuant to UBC Section 904.2.2, as amended in Loma Linda Municipal Code (LLMC) Section 15.08.220, and UFC Section 1003.2.2.3, as amended in LLMC Section 15.28.250, all new buildings and additions shall be equipped with automatic fire sprinkler systems meeting the requirements of UBC Standard No. 9-1 (NFPA 13). Systems shall be supplied by the existing on-site water system. Pursuant to UFC Section 1001.3, plans and specifications for the fire sprinkler system shall be submitted to Fire Prevention for review and approval prior to installation.
14. Fire Department Impact Fees shall be assessed according to the rate legally in effect at the time of building permit issuance. Pursuant to LLMC Chapter 3.28, plan check and inspection fees shall be collected at the rates established by the City Manager's Executive Order.

PUBLIC WORKS

15. Submit an engineered grading plan for proposed project.
16. All utilities shall be underground. The City of Loma Linda shall be the water and sewer purveyor.

17. All public improvement plans shall submit a Utility Improvement Plan showing the location of fire hydrants for review and approval by the Public Safety Department.
18. Per the City of Loma Linda recycling policy, the project proponent shall incorporate interior and exterior storage areas for recyclables.
19. The project proponent shall comply with City adopted policies regarding the reduction of construction and demolition (C & D) materials.
20. NPDES Best Management Practice standards shall be incorporated into grading, erosion control and improvement plans and followed during construction. Proper grading and erosion control procedures shall be followed to prevent sedimentation and damage to off-site property. Permanent erosion control facilities or slope plantings may be required to control runoff and debris flowing downstream.
21. Construct full street improvements (including, but not limited to curb and gutter, asphalt concrete pavement, sidewalk, and one drive approach).
22. Repair all sidewalks, curb and gutter, drive approach and street improvements damaged as a result of the construction.
23. Backflow protection shall be installed in accordance with Public Works Department requirements. A double check valve shall be required if a booster pump is installed or a fire sprinkler system is installed.

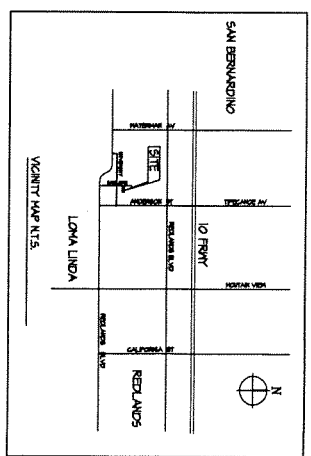
End of Conditions

ATTACHMENT 3

PROJECT PLANS

Answers:

1. **Answer: D** Because the patient is asymptomatic, there is no need to perform a laboratory test, including the HIV antibody test, to confirm the diagnosis of HIV infection.
2. **Answer: A** The patient is asymptomatic, and there is no need to perform a laboratory test, including the HIV antibody test, to confirm the diagnosis of HIV infection.
3. **Answer: B** The patient is asymptomatic, and there is no need to perform a laboratory test, including the HIV antibody test, to confirm the diagnosis of HIV infection.
4. **Answer: C** The patient is asymptomatic, and there is no need to perform a laboratory test, including the HIV antibody test, to confirm the diagnosis of HIV infection.
5. **Answer: D** The patient is asymptomatic, and there is no need to perform a laboratory test, including the HIV antibody test, to confirm the diagnosis of HIV infection.

[illegible]

LEGAL DESCRIPTION

LOT 40 OF TRACT NO. 184 LOMA LINDA PARK TRACT IN THE CITY OF LOMA LINDA COUNTY OF SAN BERNARDINO, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 28, OF MAPS PAGE 6, OF SAID COUNTY.

US6BANDS

PROJECT DATA

OWNER
JOHN KALOSHIAN

GRAND TERRACE, CA
TEL. (408) 755-1602

APN #: 0228405281
TRACT: 1814 LOT 40

NET LOT SIZE: 124
64056 LOT SIZE: 15

POSTING 7000000

PROPOSED LAWERS

PROVIDED, 5 SPACES

PROPOSED 1ST FLOOR
PROPOSED 2ND FLOOR

ENCLOSED GARAGE

LOT COVERAGE: 21%

LANDSCAPING COME

NOTES.

PROPOSED 6'-0" H

5- EXISTING CONC. 5"
4- NEW CONC. ASPHALT

7- 6" CONC. AREA.

- 0- CORE, CANT I SEE
- 4- PROPOSED DRIVE
- W- PROPOSED PLAC

11- TYPICAL PRIVATE
12- NOT USED.

14- 42" WIDE 60" HIGH
15- RECEPTACLE LOC.

17. PROPOSED 6'-0" H

OPPER
JOHN KALOSHIAN
22771 BARTON RD
BRAND TOWN
TEL: (404) 788-1612

JOB LOGAN
ROBE SAN JUAN
LOMA LINDA, CA

PROJECT TITLE

RESIDENTIAL
2-STORY DUPLEX

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2017
47 15-10-2017
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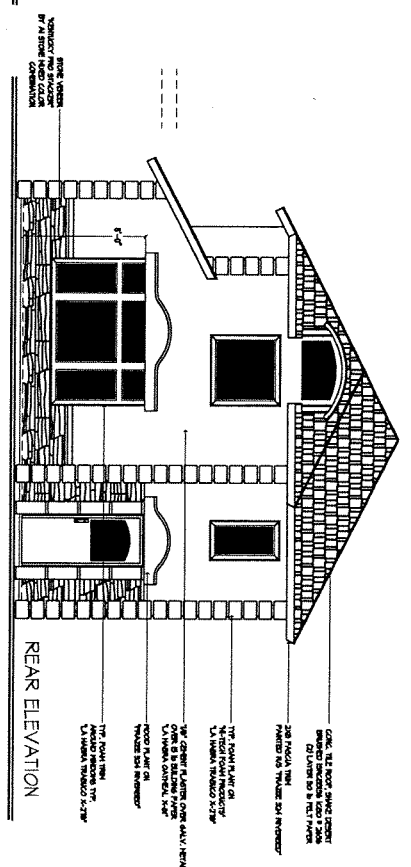
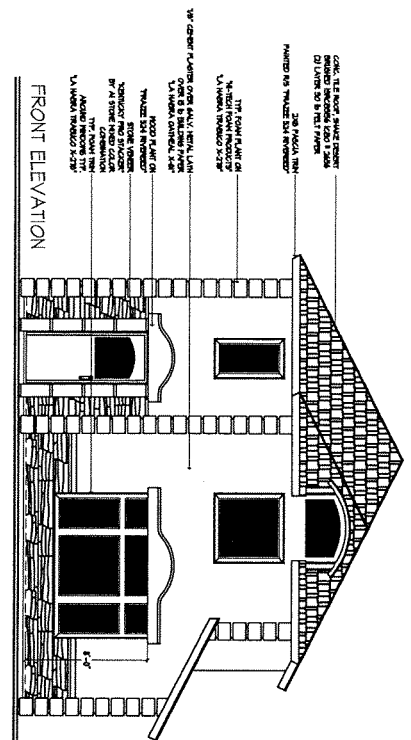
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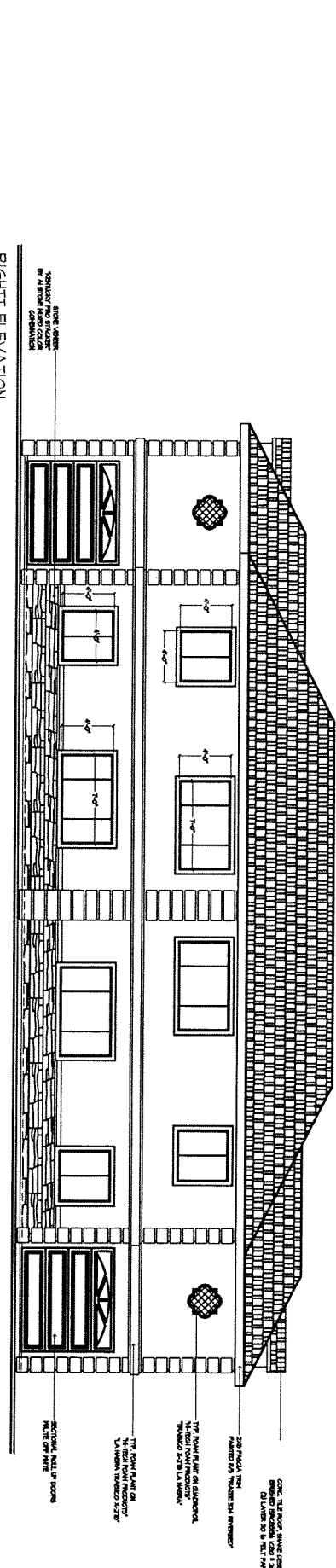
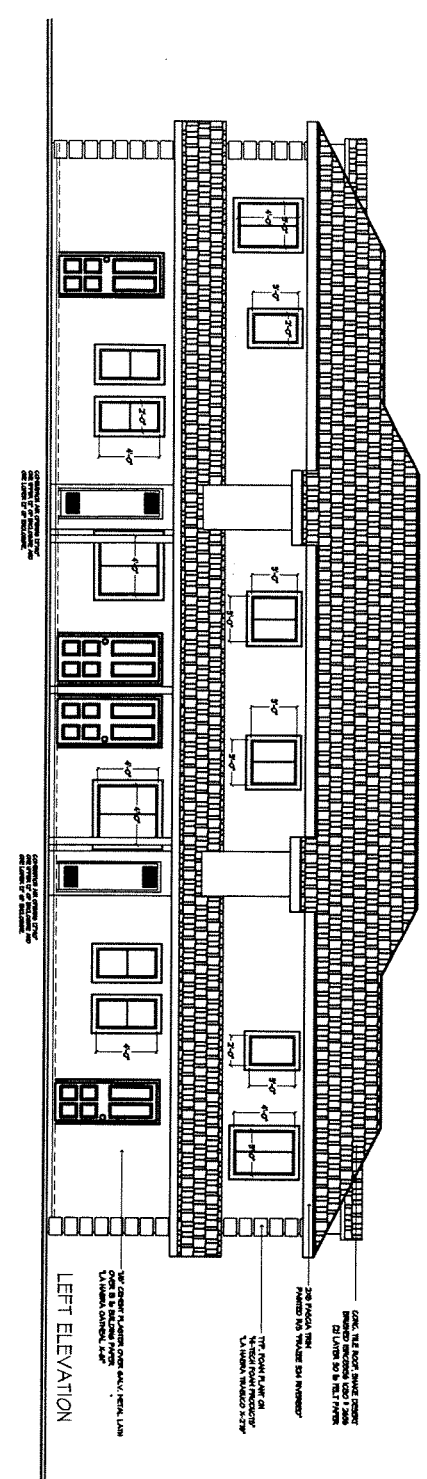
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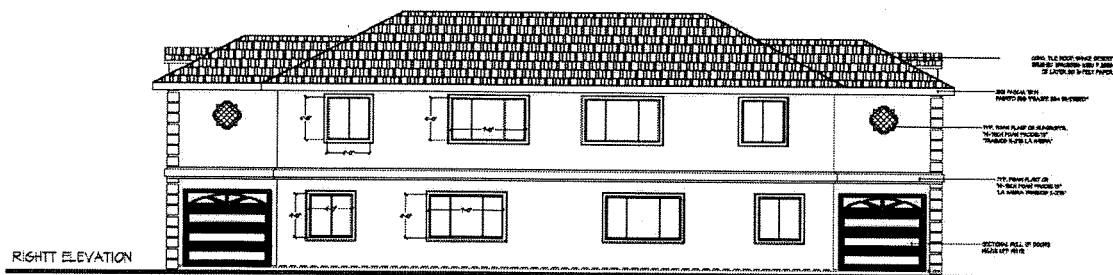
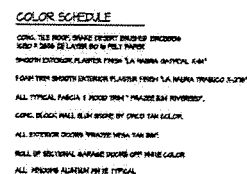


COLOR SCHEDULE

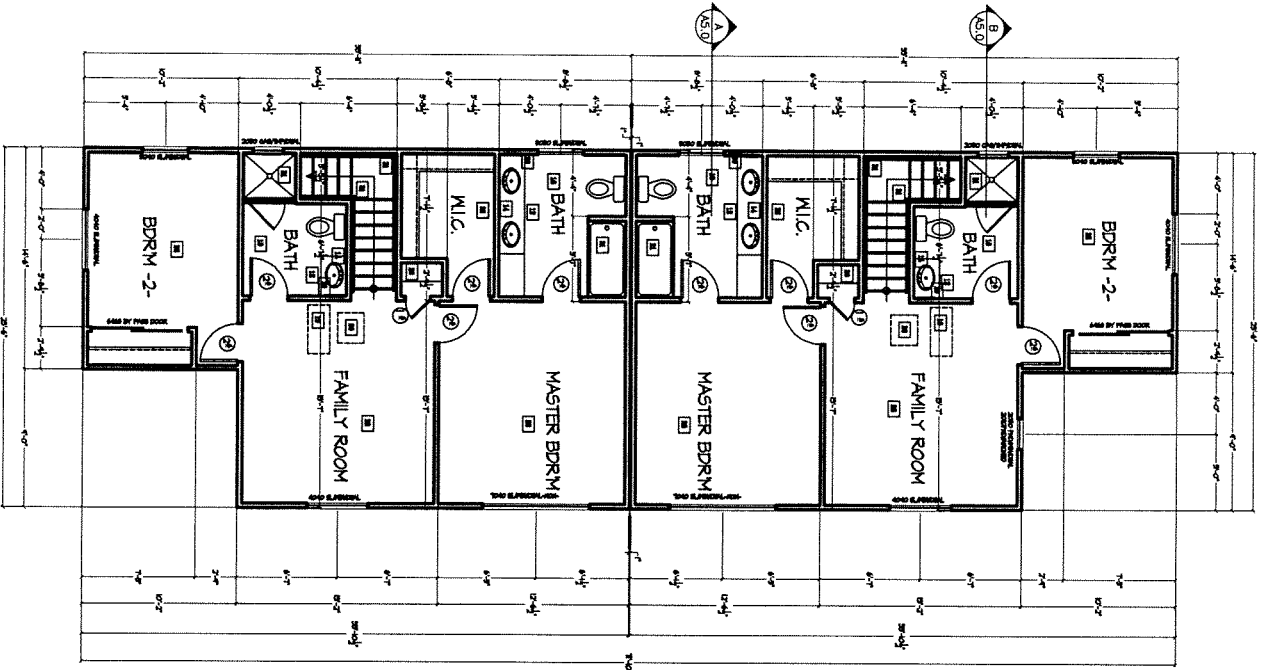
- CONC. 1/2" ROOF, SHADE COORDINATED BRICKWORK
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- FOAM IRON SHOOTING EXTERIOR PLASTER FINISH 1/4" HERRA TRIMMED X-20"
- ALL TYPICAL FINISHES 1" FINISHES SHOWN
- CONC. BLOCK WALL, SLAB STONE BY ORCA 70% COLOR
- ALL EXTERIOR DOORS FINISHES HERRA 70% 50"
- ROLL UP SECTIONAL GARAGE DOORS OFF WHITE COLOR
- ALL INTERIOR ALUMINUM WHITE TYPICAL



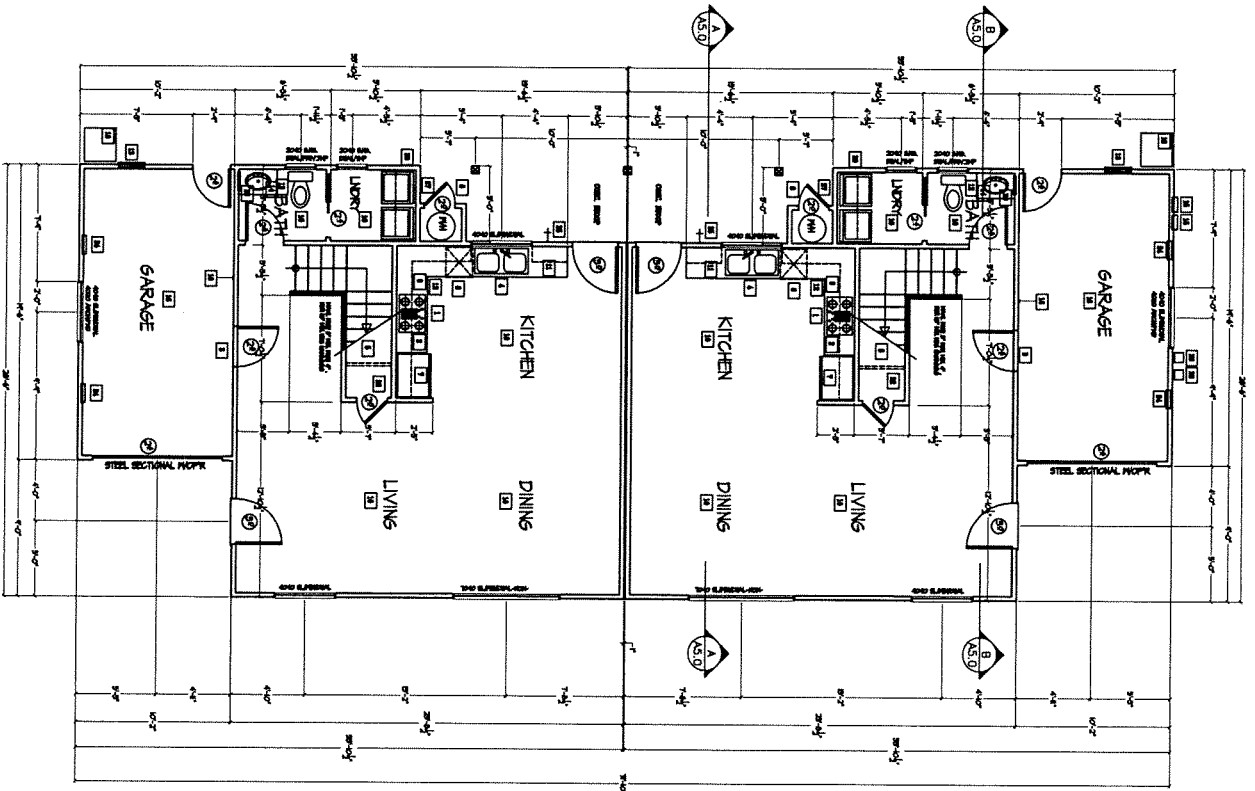
<p>ARCHITECT A-3 10</p>	<p>DATE 10/24</p>	<p>PROJECT RESIDENTIAL 2-STORY DUPLEX</p>	<p>OWNER JOHN KALOSMAN 12312 BAYVIEW RD BRANDT, CA 94001 TEL: (415) 760-6040</p>	<p>PROJECT TITLE RESIDENTIAL 2-STORY DUPLEX</p>	<p>DESIGNER ELIAS ALPATA 10000 BAYVIEW RD BRANDT, CA 94001 TEL: (415) 760-6040</p>
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SECOND FLOOR PLAN

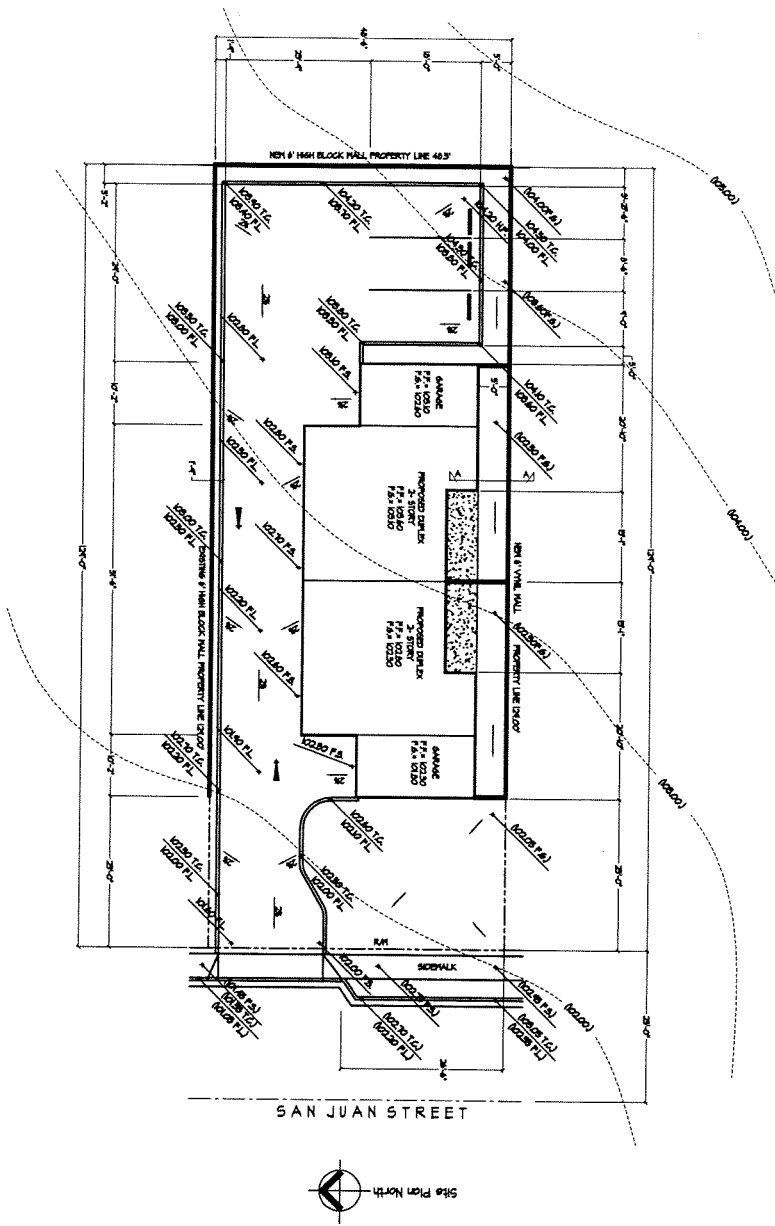


FIRST FLOOR PLAN

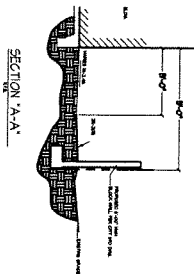
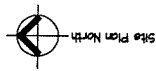


FLOOR PLAN KEY NOTES:

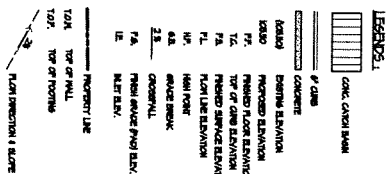
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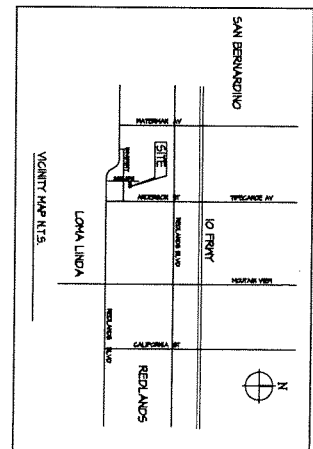
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SECTION A-A'



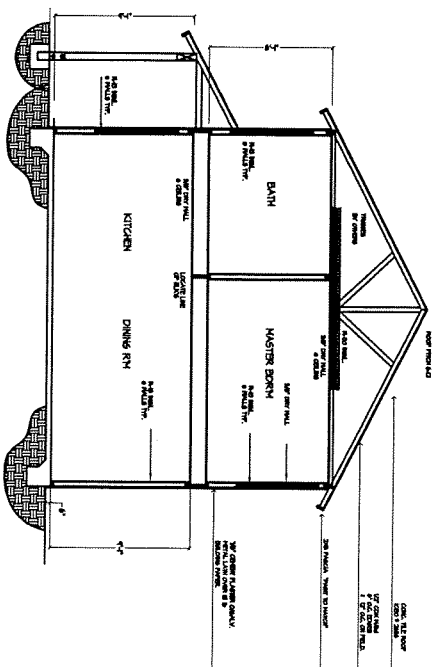
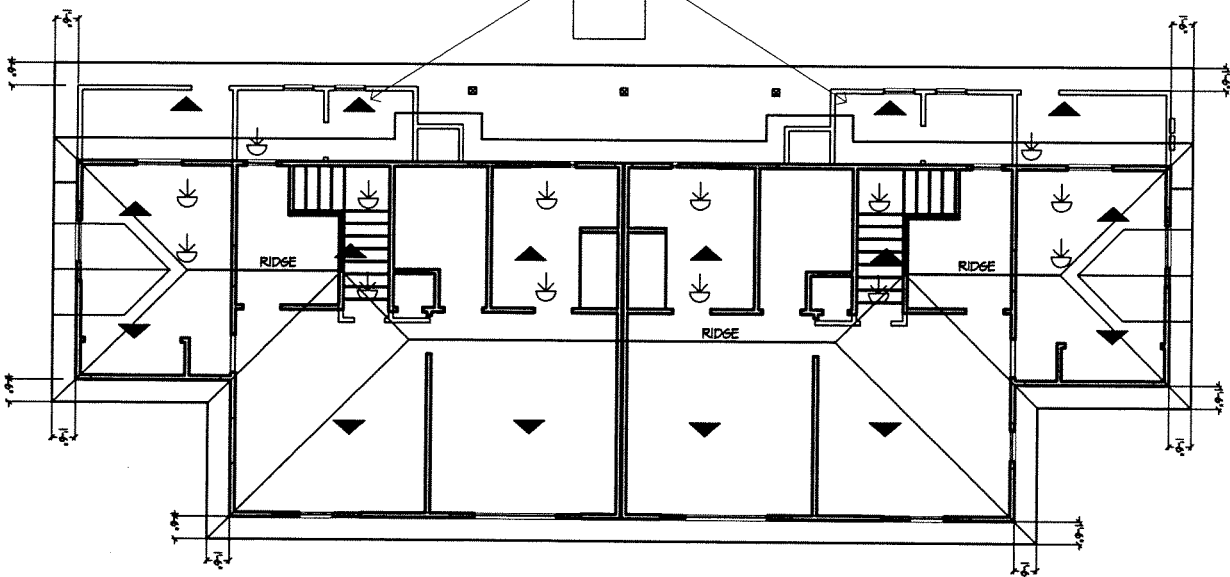
LEGAL DESCRIPTION
 LOT 40 OF TRACT NO. 104, LOMA LINDA MARK TRACT,
 IN THE CITY OF LOMA LINDA, COUNTY OF SAN
 BERNARDINO, STATE OF CALIFORNIA, AS PER MAP
 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.



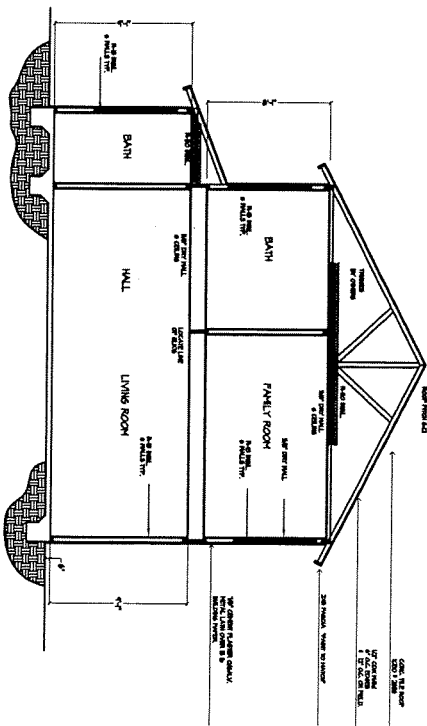
DESIGN BY ALFA DESIGN P.O. BOX 96740 RIVERSIDE, CA 92511 TEL: 951-509-0841 FAX: 951-509-0842		PROJECT TITLE RESIDENTIAL 2-STORY DUPLEX		OWNER JOHN KALOSIRAKIS 222 WEST BARTON RD RIVERSIDE, CA 92511 TEL: 951-509-0841 FAX: 951-509-0842	
SHEET TITLE DRAINAGE PLAN		DATE 10/1/04		SCALE 1" = 10'	
DRAWN BY ALFA		CHECKED BY ALFA		APPROVED BY ALFA	
1054		1054		1054	

RESEARCH REPORTS OF YOUR FIRM

RESEARCH AND DEVELOPMENT PROJECTS, PROJECTS CURRENTLY IN PROGRESS, AND PROJECTS COMPLETED SINCE 1970, INCLUDING THE DATE WHEN THE PROJECT WAS COMPLETED, SHOULD BE REPORTED SEPARATELY

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SECTION A-A



SECTION B-B